



Public Works
495 10th Street
Imperial Beach, CA

City of Imperial Beach Urban Runoff Prevention Program

www.cityofib.com
619-424-4095



Only Rain in the Storm Drains

Best Management Practices for Construction and Redevelopment

City of Imperial Beach Public Works Department



The mission of the Public Works Department is to protect and enhance the City's physical infrastructure and provide the highest level of maintenance to the City's beaches, bays, parks, facilities and fleet in the most cost-effective manner.

This brochure is designed to help builders comply with city and state environmental regulations. Best Management Practices are used to prevent materials from exiting construction sites. We hope to prevent paint, dirt, and trash from entering our storm drains and polluting the beach, bay, and Tijuana estuary.

Resources and Websites

City of San Diego
www.thinkblue.org

State Water Board
www.waterboards.ca.gov

Imperial Beach City Municipal Code
www.cityofib.com

- Chapter 15.5.4 Grading Permits and Plans.
- Chapter 8.32 SUSMP
- Chapter 8.30 Urban Runoff Management and Discharge Control



Encroachment Permitting

We understand that there are times when space on construction sites is limited. If at any point, you (as a contractor or subcontractor) need to use the public right-of-way in order to work or store materials, you must apply for a special permit. This permit allows you to use the City's right-of-way areas, and describes what is required to prevent contaminants from entering local storm drains. Permit applications are located at the Community Development Department. For more information, please call 619-628-1356.



Inspection and Enforcement

The City of Imperial Beach Inspection and Enforcement Program was established to ensure that all businesses operate in compliance with all appropriate storm water laws and other City requirements. Contractors, site supervisors and property owners can be held responsible for violations, which may lead to administrative penalties of up to \$1000 per day per



citation, stop work orders, bonding requirements, reimbursement of expenses for site clean up by the City, permit denials for non-compliance, and as a last resort, civil or criminal charges.

Minimum Best Management Practices

1. **Do not allow water or sediment to run off or exit construction sites.** Dirt and water runoff from urban development pose health risks to our local waters.
2. Use **erosion prevention** as the most important measure for keeping sediment on site during construction.
3. Use **sediment control** as a supplement to erosion prevention for keeping sediment on site during construction.
4. Minimize cleared or graded areas and exposure time of disturbed soil areas.
5. Minimize grading during the wet season and use additional BMPs for any rain events which may occur.
6. Stabilize and reseed disturbed soil areas including all slopes as rapidly as possible.
7. Preserve the local ecosystem where feasible, and permanently revegetate or restore as early as feasible.
8. Retain, reduce, and properly manage all pollutant discharges **on site**.
9. Conduct daily sight cleanings and regularly maintain all BMPs.
10. Educate employees and subcontractors about BMPs on site.
11. Develop spill response and containment procedures.



Paint washout area.

Included in this brochure is valuable information on important BMPs, right-of-way permitting and Imperial Beach's inspection and enforcement program. We hope you find it useful.

Together, we have the ability to preserve and improve the quality of life in Imperial Beach.

We are partnering with the construction industry to help promote Best Management Practices (BMPs), or methods used on construction sites to keep pollution out of our storm drains and to protect our bays and ocean.

The City of Imperial Beach believes that reducing pollution is critical to maintaining the community's quality of life. We have developed programs to ensure that precious resources such as clean water and air are never compromised.

By providing you with the tools to create an efficient and environmentally safe construction site, we hope to make your job easier while keeping our coastlines clean.

Best Management Practices

Protecting clean air and clean water improves our quality of life and preserves the local environment for our children and future generations.

Unintentional spills or water and sediment runoff at work sites can flow into storm drains and pollute the San Diego Bay, the Ocean, the Otay River, or the Tijuana Estuary. These discharges are prohibited by law.

The following drawing illustrates Best Management Practices (BMPs) that must be used at all construction sites in Imperial Beach to protect storm drains and minimize pollution.

Materials Storage

All building materials and fuel stored on the site must be contained and covered. It is illegal for contractors to wash out paint brushes in the street or dump any residues in the storm drain. Paint brushes and spray guns must be contained and disposed of properly.

Building Materials & Staging Areas

Construction materials must be stored on site at all times unless a right-of-way permit has been obtained. Building materials should always be covered when not in use to prevent run-off caused by wind or rain.

Perimeter Controls

Gravel bags, silt fences, and straw wattles are acceptable perimeter controls, and must be used to surround the entire site to control run-on and run-off. Avoid running over perimeter controls with vehicles or heavy equipment, as they can damage the materials. Keep extra absorbent materials and/or a wet/dry vacuum on site to quickly pick up unintended spills. Sites must also be checked and maintained daily.

Dumpsters & Port-a-Potties

Always cover dumpsters with a rollback tarp. Areas around dumpsters should be swept daily. Perimeter controls should surround dumpsters and all Port-a-Potties. If dumpsters or Port-a-Potties are kept on the street, right of way permits are needed.

Tracking Controls

All entrances and exits on the site must have coarse gravel or steel shaker plates to limit offsite sediment tracking.

Concrete Trucks / Pumpers

Pumpers must be surrounded by perimeter controls, such as gravel bags. Plastic sheets must be placed beneath concrete pumpers at all times, and washout areas must be used whenever cleaning trucks. Residual materials must be cleaned up as well.

Washout Area

The disposal of "wet" construction materials should be handled in the washout area. This includes paint, stucco and concrete. Use a berm and/or plastic sheet to collect and contain liquids and prevent run-off in nearby areas. The washout area must be checked and maintained daily to ensure compliance. Washout liquids must be disposed of properly.

Dirt and Grading

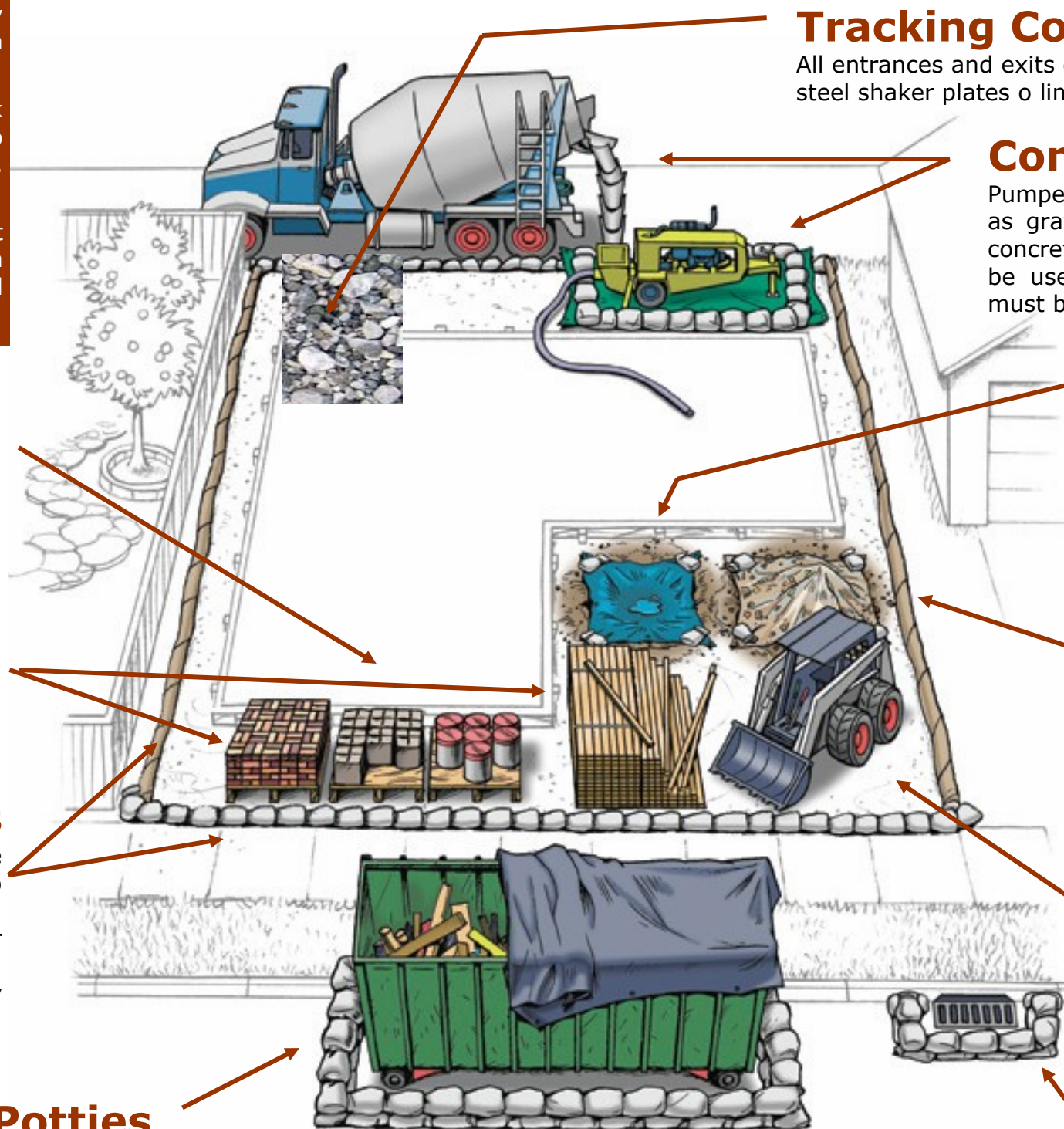
Mounds of dirt or gravel should be stored on site. These materials should also be covered each day with a tarp, coconut mat, or other form of protection. Visqueen and/or tarps must be available and on site to cover 125% of exposed areas during the rainy season (October–April).

Earthmoving Equipment

All earthmoving equipment should be stored on site. Maintenance should also be conducted on site, and tracks and trails left by equipment leading to and from the site should be cleaned up immediately.

Storm Drains

Storm drains must be protected at all times with perimeter controls, such as gravel bags or straw wattles. Sediment accumulation should be removed frequently.



City of Imperial Beach
Only Rain in the Storm Drain